

Plot One, Ashgrove Terrace
Lockerbie
DG11 2BQ
£440,000

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Plot One, Ashgrove Terrace, Lockerbie, DG11 2BQ

PROPERTY SUMMARY

An excellent opportunity to purchase a high-quality, three-bedroom new-build bungalow, forming part of an exclusive two-property development in the popular town of Lockerbie.

Offering spacious accommodation including an open-plan kitchen, dining and living area, master bedroom with dressing area and en-suite, and a generous garden with detached double garage.

Ideally located for local amenities, transport links and access to the M74, making this an appealing choice for a range of buyers.

- ***Exclusive Development***
- ***Open Plan Living Space***
- ***Thoughtfully Designed***
- ***Excellent Transport Links***
- ***Choice of Finishes***
- ***Large Plot***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway, DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

£440,000



Property Description

Forming part of an exclusive development of just two individually designed new-build properties, Plot One, Ashgrove Terrace presents an exciting opportunity to purchase a high-quality bungalow in the popular town of Lockerbie.

Designed with modern living in mind, this impressive home will offer spacious, well-planned accommodation. The purchaser will have the opportunity to choose the internal finishes providing the chance to add their own personal touch to the property. All internal fixtures and fittings will be completed prior to handover, allowing the new owner to move straight in.

The thoughtfully arranged accommodation comprises a vestibule, hallway, an spacious open-plan kitchen, dining and living space, providing an ideal setting for both everyday family life and entertaining. There is also a separate utility room, a generous principal bedroom with dedicated dressing area and en-suite shower room, a second double bedroom with dressing area, a further double bedroom and a family bathroom. An excellent provision of integrated storage throughout further enhances the practicality of the home.

Externally, the property will benefit from gardens to both the front and rear, with lawned areas providing attractive outdoor space. To the rear, a paved patio will offer an ideal spot for outdoor dining and relaxation. A driveway provides off-street parking and leads to a detached double garage.

Situated within the well-connected market town of Lockerbie, Ashgrove Terrace enjoys an excellent position for those seeking a balance of convenience, accessibility and countryside living.

Lockerbie is particularly well placed for commuters, with its railway station offering direct services to Glasgow, Edinburgh, Manchester and London. Regular rail connections make both Glasgow and Edinburgh accessible in approximately an hour. The nearby M74 motorway also provides excellent road links throughout Scotland and further south, while the regional town of Dumfries, approximately 12 miles away, offers an extensive choice of retail parks, supermarkets and leisure facilities.

Closer to home, Lockerbie provides a good range of everyday amenities, including supermarkets, independent shops, butchers, veterinary practices, a pharmacy, optician, cafés, restaurants and leisure facilities. The town is also well served by primary and secondary schooling, together with local nursery provision.

Surrounded by attractive open countryside, Lockerbie offers an appealing combination of a relaxed rural setting and excellent everyday connectivity.

Viewing

By arrangement with the Selling Agents.



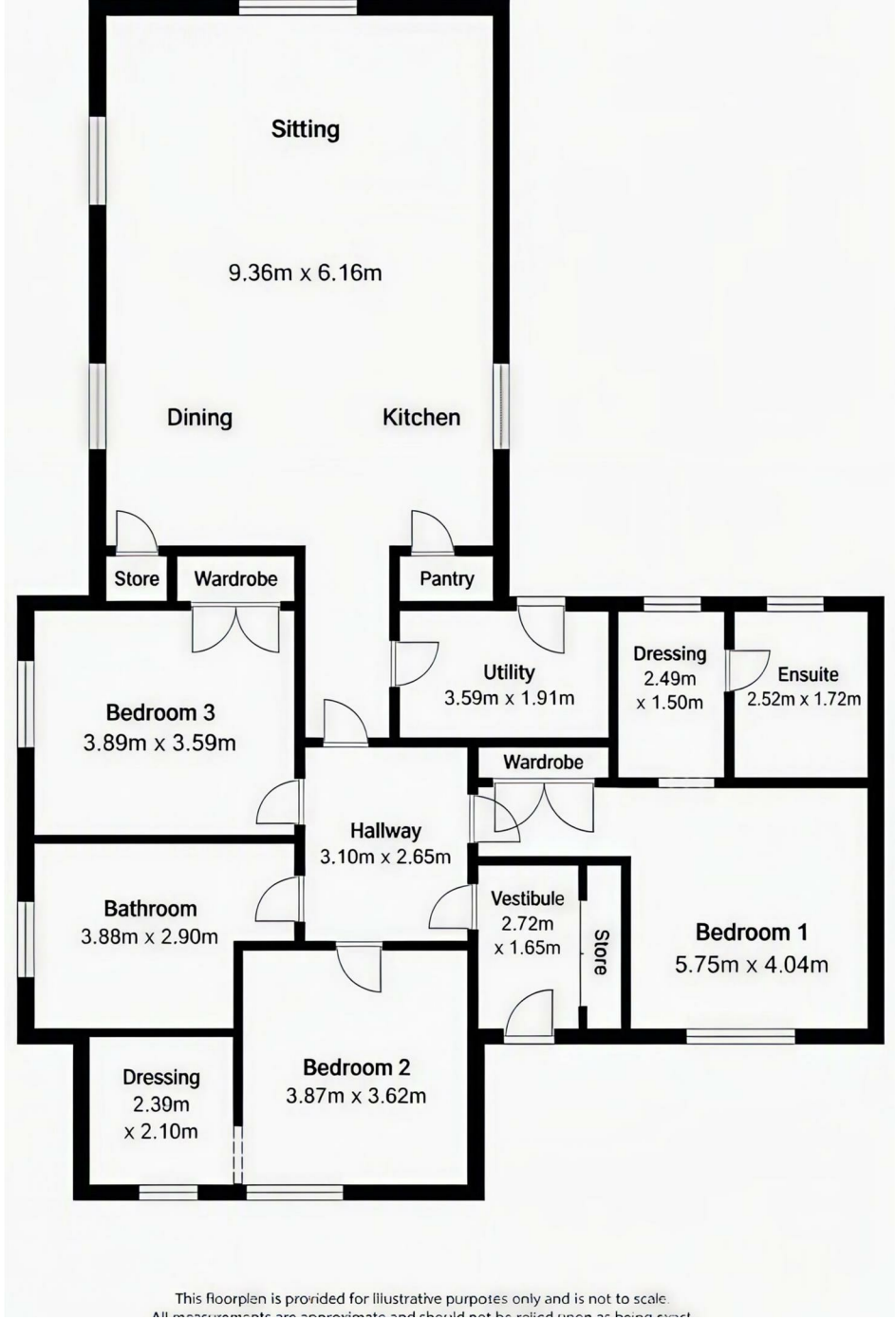


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